

TO LET

Various Commercial Uses – Subject to Planning

Carigiet
Cowen

GROUND FLOOR & BASEMENT

19-21 BANK STREET, CARLISLE, CA3 8HJ



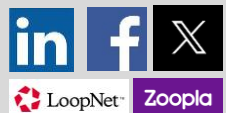
PROMINENT CITY CENTRE LOCATION

- * ARRANGED OVER TWO FLOORS *
- * EXTENSIVE GLASS FRONTAGE *
- * NO VAT PAYABLE *



01228 544733

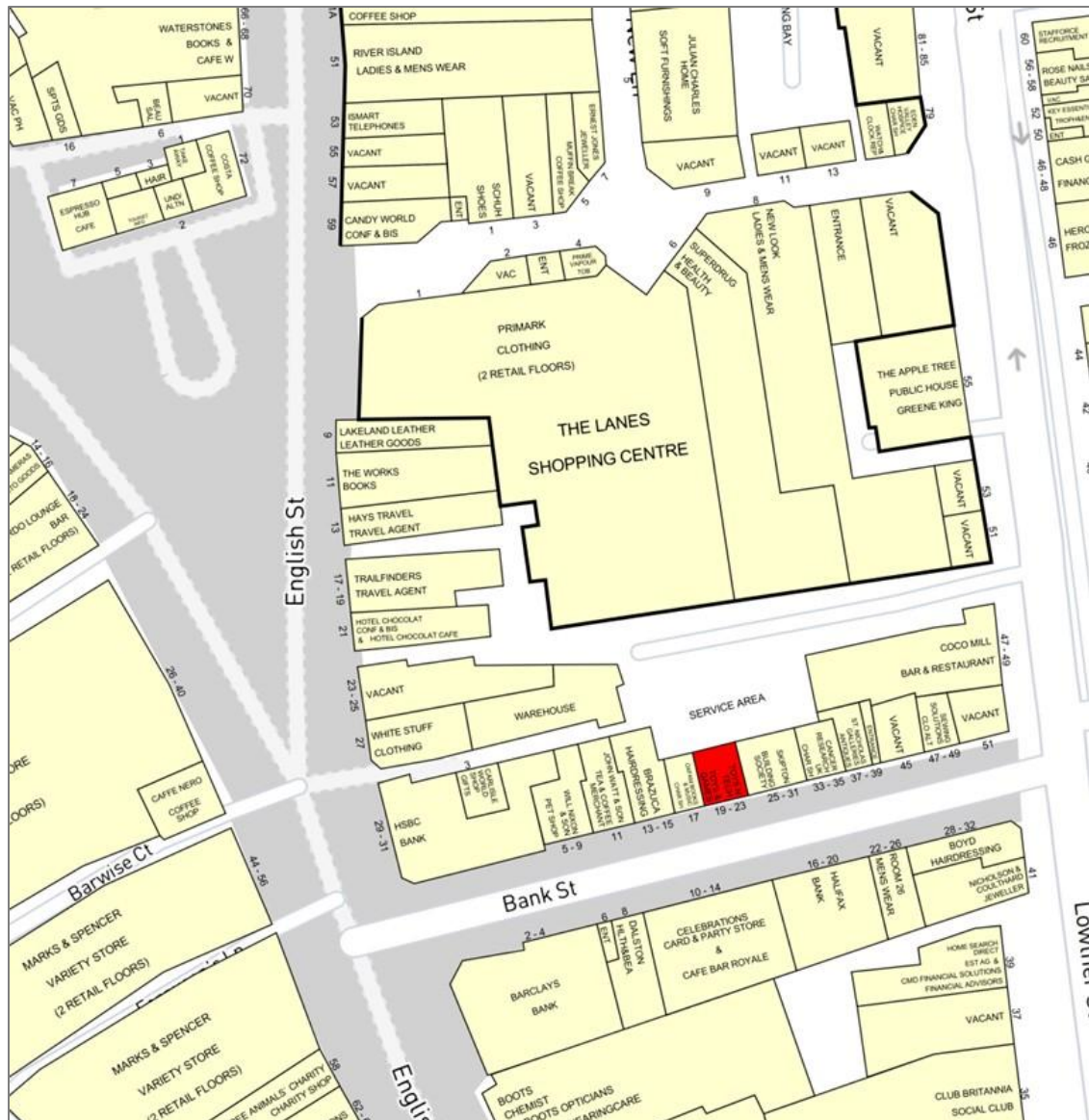
www.carigietcowen.co.uk



LOCATION

Carlisle is the chief administrative and commercial centre of Cumbria, with a resident population of circa 90,000 and a catchment in excess of 150,000. The city is the principal retail centre for the area, with Newcastle 60 miles east, Glasgow 90 miles north, and Preston 80 miles south. Carlisle is positioned on the West Coast Mainline, and trains run regularly between Glasgow and Edinburgh down to London Euston daily.

The property is situated on Bank Street, just off English Street — Carlisle's prime, fully pedestrianised shopping thoroughfare. Bank Street is predominantly occupied by local businesses, including John Watt & Son, The Jolly Chimney, Nixon W & Sons, Sewing Solutions and Boyd Hair & Beauty. Its close proximity to English Street also provides access to a range of national retailers such as HSBC, Barclays Bank, Boots, Marks & Spencer, Loungers, Trailfinders, Hotel Chocolat, Caffè Nero, and Tesco Express.



DESCRIPTION

The unit is a ground-floor and basement premises, with self-contained access. The unit has an extensive glass frontage. Upon entry, the ground floor is a rectangular-shaped open-plan sales area which could lend itself to various commercial uses. A set of stairs leads to the basement, which has a kitchen and WC, along with a large space for storage.

ACCOMMODATION

Floor	Sq m	Sq ft
Ground Floor		
Net Internal Area	49.10	529
ITZA	41.85	451
Basement Stores	41.07	442

SERVICES

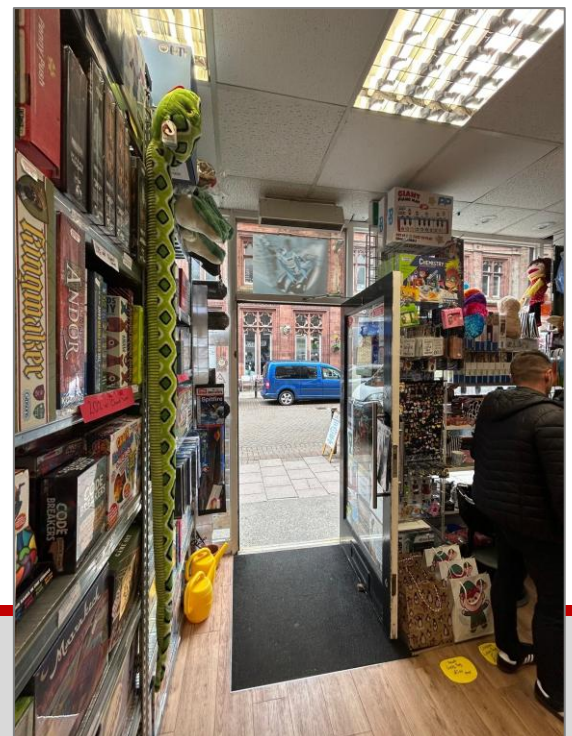
We understand that the property has mains water, electricity, and drainage. Heating is provided by way of a wall-mounted heating and cooling system.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and premises with a 2023 List Rateable Value of £15,500. The Small Business Non-Domestic multiplier for the 2025/2026 rate year is 49.9p in the £.

ENERGY PERFORMANCE CERTIFICATE

We understand the property does not currently have an EPC; one is being commissioned and will be made available shortly.



LEASE TERMS

Available **TO LET** on a new lease for a term of years to be agreed at a rent of **£17,500 per annum exclusive**. Available from lease expiry in May 2026.

COSTS

Both parties will bear their own legal and professional costs in respect of any transaction. Subject to covenant strength, a rental deposit may be required as part of any new letting.

VAT

No VAT is payable on the rent.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

Ben Blain
Tel: 01228 635002
Email: bblain@carigietcowen.co.uk

Amelia Harrison
Tel: 01228 544733
Email: aharrison@carigietcowen.co.uk



Prepared: November 2025

7937/BB

Carigiet Cowen Ltd for themselves and for vendors or lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility, and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.